

1 RESOLUTION NO. 2016-P005

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN
4 REVIEW, P2016-0041-ASPR, AND TENTATIVE TRACT MAP NO. 74021,
5 P2016-0041-TTM, FOR THE CONSTRUCTION AND CREATION OF A FIVE (5)
6 UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 3961 TILDEN
7 AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD)
8 ZONE.

9 (Administrative Site Plan Review, P2016-0041-ASPR
10 Tentative Tract Map No. 74021, P2016-0041-TTM)

11 WHEREAS, on March 16, 2016, Michelle Meepos (the "Applicant" and "Owner") filed
12 an application for an Administrative Site Plan Review and Tentative Tract Map to construct a
13 two-story, five (5) unit attached residential condominium development with subterranean
14 parking (the "Project"). The Project site is legally described as the SE 51.29 ft. of Lot 18 of
15 Robert F Jones Walnut Grove Tract in the City of Culver City, County of Los Angeles, State
16 of California; and,

17 WHEREAS, in order to implement the proposed Project, approval of the following
18 applications is required:

19 1. Administrative Site Plan Review, P2016-0041-ASPR: for the construction of the
20 proposed two-story, five-unit dwelling structure with subterranean twelve-car parking garage,
21 to ensure the Project complies with all required standards and City ordinances and to
22 establish all onsite and offsite conditions of approval necessary to address the site features
23 and ensure compatibility of the proposed Project with the development on adjoining
24 properties and in the surrounding neighborhood, and
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1 2. Tentative Tract Map, TTM P2016-0041-TTM, for the creation of a five (5)
2 airspace lot residential condominium subdivision, to ensure the subdivision complies with all
3 required standards, City ordinances, and state law, and;

4 WHEREAS, pursuant to CEQA Section 15303, Class 3 – Construction or Conversion
5 of Small Structures, and Section 15315, Class 15 – Minor Land Division, the Project is
6 Categorically Exempt; and

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8 WHEREAS, on June 8, 2016, after conducting a duly noticed public hearing on the
9 subject application, including full consideration of the application, plans, staff report,
10 environmental information and all testimony presented, the Planning Commission (i) by a
11 vote of 4 to 0, adopted a Categorical Exemption, in accordance with the California
12 Environmental Quality Act (CEQA), finding the Project will not result in significant adverse
13 environmental impacts; and (ii) by a vote of 4 to 0, conditionally approved Administrative Site
14 Plan Review, P2016-0041-ASPR and Tentative Tract Map No. 74021, P2016-0041-TTM.
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17 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
18 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

19 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
20 Municipal Code (CCMC), the following findings are hereby made:
21

22 **Administrative Site Plan Review**

23 As outlined in CCMC Section 17.540.020, the following required findings for an Administrative
24 Site Plan Review are hereby made:

25 **A. The general layout of the project, including orientation and location of buildings,**
26 **open space, vehicular and pedestrian access and circulation, parking and loading**
27 **facilities, building setbacks and heights, and other improvements on the site, is**
28 **consistent with the purpose and intent of this Chapter, the requirements of the**
29 **zoning district in which the site is located, and with all applicable development**
 standards and design guidelines.

1 The general layout of the Project is consistent with the Residential Medium Density
2 Multiple Family (RMD) zoning district. The building is located in conformance with the
3 minimum required Zoning Code setbacks, and designed to provide a common
4 vehicular access, as well as common pedestrian walkways to access the individual
5 unit entries. The unit entries face the side and front of the property, and the general
6 building layout and design is oriented to communicate with Tilden Avenue where the
7 front yard setback provides an open space area with landscaping in accordance with
8 the CCMC, thereby creating an enhanced streetscape. In conformance with the
9 minimum requirements in the subject zone, the building is set back at least fifteen (15),
10 five (5), and five (5) and ten (10) feet from the front, side, and rear property lines
11 respectively. The proposed maximum overall building height of twenty-six (26) feet,
12 excluding rooftop projections, for the two-story structure is below the thirty (30) foot
13 height limit allowed within the RMD Zone, and is stepped back such that a building
14 height of 11'-6" is provided at the front of the building, which serves to diminish
15 potential visual and compatibility impacts with the single story structures in the
16 surrounding neighborhood and adjacent to the site. The structure location, setbacks,
17 and street facing landscaping maximize the site's development potential while
18 conforming to Zoning Code residential development standards and being sensitive to
19 existing neighborhood conditions.

20 The Project provides a total of twelve (12) parking spaces, exceeding the code
21 required parking of eleven (11) spaces for the proposed five (5) unit residential
22 development. Vehicular access is oriented to occur from Tilden Avenue by means of a
23 ten (10) foot wide driveway located along the northerly edge of the site, and designed
24 in compliance with zoning standards. Provision of this access point will not impact
25 street parking or street trees since the proposed apron will replace one that already
26 exists and there are no street trees along the Project's frontage. The driveway is
27 designed to descend into the subterranean garage, where parking stalls are
28 configured such that a left turn into the twenty-seven (27) foot wide drive aisle is
29 required and then a left or right turn into the designated set of tandem stalls for each
unit or one of two (2) guest parking spaces provided. The area within the garage
provides sufficient back-up clearance to maneuver in and out of the parking stalls and
the site in a forward direction, via the proposed driveway. Pedestrian access to the
site is provided by means of a paved walkway that will connect the public sidewalk to
the entry of the front unit and by a separate walkway to the entries of the rear units
and to the stairway and lift providing access to subterranean garage. All pedestrian
walkways are proposed to be a minimum of four (4) feet wide. The Project will have
sufficient parking and adequate vehicular and pedestrian access and the configuration
of the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access
are designed in accordance with all applicable CCMC standards. There are no other
applicable design guidelines. The conditions of approval will further ensure all CCMC
requirements are met.

**B. The architectural design of the structures and the materials and colors are
compatible with the scale and character of surrounding development and other**

improvements on the site and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The architectural design of the structure is characterized by modern style, through the incorporation of elements such as flat and shed roofs, and the use of straight lines creating various geometric shapes and angled features, as well the extensive use of glass and metal trim throughout. The two-story structure reaches a maximum of twenty-six (26) feet in height, and will also incorporate a smooth stucco finish on the exterior walls of all elevations with segments of wood siding and use of large glass segments. The architectural design of the street facing façade is further enhanced by the provision of a decorative fin at the entry for the front unit. The structure is designed to minimize the visual impact of the off-street parking facilities from the public right-of-way, by utilizing a ten (10) foot wide driveway and setting back the entry approximately forty (40) feet from the front property line. The building height and massing is designed to minimize the visual scale of the development through the utilization of step backs and angled building walls, as well as the varying building width of the second floor as the building moves towards the rear of the site. The use of black metal trim and asymmetrical window accents provide additional visual relief throughout the building façades. The asymmetrical stairwell enclosures, with dark grey metal roof, create visual interest and reduce the appearance of a plain square mass. The stairwells provide access to rooftop decks which are bound by parapet walls and set in from the roof edge by landscape planters that will provide plantings for screening. Further, the proposed development is consistent with the character and scale of surrounding multiple-family developments in the neighborhood, and sensitive to preserving the privacy of surrounding properties. Residential structures in the neighborhood vary from one to two-stories in height and comprise an eclectic and varying mix of architectural styles, with no one (1) dominant style within the neighborhood; the structures immediately abutting the subject site are single story structures, characterized by traditional 1940's architectural style and subdued natural tone colors, similar to the light grey tone of the proposed Project. Roof design in the neighborhood includes gable, hip, mansard as well as flat and shed style; exterior materials range from traditional wood siding to stucco. Overall, the design of the proposed Project is compatible with the architecture and scale of the surrounding neighborhood and is consistent with the zoning standards of the RMD Zone. There are no other applicable design guidelines.

C. The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements has been designed to create visual relief, complement structures, and provide an attractive environment and is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The Project proposes various improvements to the site including new landscaping. In compliance with the CCMC all front, side and rear yards not devoted to paved

driveways, walkways or patios will be provided with landscape. The front yard will be landscaped a minimum of 75 percent, exclusive of the area necessary for vehicular access, and will include a variation in plant materials and colors to soften the building façade and enhance the street view aesthetics of the site. A number of trees are also proposed in the front yard area and will serve to provide visual relief and further break up the building massing. The primary pathway for unit entries will be along the southerly side yard setback area, which will also include a landscape strip. Landscaping along the southerly yard will incorporate bamboo plantings in order to screen the proposed walkway and entry patios from the neighboring property, thereby preserving privacy on both sites. Additional landscape will be provided at the northwest corner of the site, including additional trees. New landscaping will also include the provision of at least one (1) street on Tilden Avenue per the City's Street Tree Master Plan. Complete landscape and irrigation plans indicating planting sizes, spacing and quantities shall be submitted for review and approval by all applicable divisions/departments prior to installation and final inspection to ensure this meets all Zoning Code requirements and provides a visual relief that also complements the building's colors and materials.

D. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.

The proposed building complies with the minimum required setbacks and is below the maximum allowed height, so as to not impact the use, privacy, and enjoyment of neighboring residential properties. The Project is compatible with surrounding residential uses, which include both single and multi-family residential development in both single and two-story structures. The site provides adequate onsite access, circulation and parking in compliance with all zoning code requirements and will not produce any vehicular or pedestrian hazards. No off-site circulation hazards are presented by the proposed Project since access points are designed in the same manner as similar developments seen in the surrounding neighborhood.

The use and enjoyment of neighboring development is not negatively impacted or interfered with, as the building is designed in a manner that is sensitive to maintaining the privacy and character of the surrounding neighborhood. For example, the building is set back the required amount from the side property lines, and provides deeper setbacks at unit entries along the southerly side of the site and at the patio entries along the northerly side of the building. The northerly side of the property will have a six (6) foot high CMU wall in order to maximize privacy for the abutting neighbors from the proposed dwellings and from persons utilizing the secondary egress patio areas in the side yard area. In addition, tall species of landscape plantings will be provided within the southerly side setback in order to further buffer the properties and preserve privacy. The Project also considers the existing neighboring window locations along the side elevations, in order to minimize the incidence of new windows directly aligning with the adjacent. The Project architectural design incorporates large windows in

1 order to maximize natural light into the units, resulting in some overlap; however, this
2 which is mitigated by the proposed perimeter site walls and landscaping. The
3 conditions of approval and compliance with all CCMC requirements will ensure that the
4 proposed Project will not be a detriment to the public interest, health, safety, or general
5 welfare, or injurious to persons, property, or improvements in the vicinity and zoning
6 district in which the property is located. Further, by providing additional housing in the
7 neighborhood, the Project will serve the public interest and welfare.

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9 **E. The existing or proposed public facilities necessary to accommodate the proposed**
10 **project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks,**
11 **storm drains, street lights, traffic control devices, and the width and pavement of**
12 **adjoining streets and alleys) will be available to serve the subject site.**

13 The site is located in an existing urbanized neighborhood, and is currently developed
14 with a triplex dwelling structure and detached garage. Therefore, public facilities to the
15 site currently exist. It is not anticipated that the proposed Project and resulting
16 additional two (2) units will require new public facilities. If any upgrades to the existing
17 facilities are required, these will be provided. Improvements to the abutting right-of-
18 way, such as new curb and gutter and street repaving, will be implemented per the
19 conditions of approval. Further, the existing and proposed public service facilities
20 necessary to accommodate the Project such as: the width and pavement of the
21 adjoining streets, traffic control devices, sewers, storm drains, sidewalks, street lights,
22 proposed street trees, fire protection devices, and public utilities are provided for
23 adequately as confirmed by the City Departments that reviewed the Project during the
24 interdepartmental review process.

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26 **F. The proposed project is consistent with the General Plan and any applicable**
27 **specific plan.**

28 The proposed construction of five (5) new attached residential dwelling units will
29 provide two (2) net new residential dwelling units at the site, at a density consistent
with the General Plan's Medium Density Multiple Family Land Use designation. The
Project is also consistent with the goals of the General Plan, specifically, Objective 2,
which calls for the retention and creation of housing throughout the City and the
encouragement of multiple-family housing opportunities within neighborhoods
designated for this development type. Based on review of the preliminary
development plans, the proposed residential development is not anticipated to result in
any significant impacts on surrounding uses or to be inconsistent with the goals of the
General Plan. Furthermore, the addition of two (2) net units will count toward meeting
the Regional Housing Needs Assessment (RHNA) allocation for Culver City, and will
be consistent with the Objective 2 of the Housing Element, which encourages
opportunities for developing a variety of housing types while protecting the character
and stability of existing neighborhoods. There is no applicable Specific Plan for this
area.

Tentative Tract Map (No. 74021)

As outlined in CCMC Section 15.10.260 and 15.10.265.D, the following required findings for a Tentative Tract Map are hereby made:

1. The proposed map is consistent with applicable general and specific plans.

The proposed Tentative Tract Map will not create multiple parcels to be developed with various units separately, but rather will consist of an airspace subdivision to allow separate ownership opportunities of the units allowed on the parcel per the Zoning Code standards. The General Plan Land Use Element designates the site as Medium Density Multiple Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to allow multiple family dwellings, and encourage future developments of quality medium density housing on individual development parcels of up to 13,000 square feet. Per CCMC Section 17.210.020, the RMD Zone requires a minimum lot area of 5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater. This section further notes condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of the Zoning Code. The subject site is consistent with the typical parcel size in the surrounding area and will not be modified as a result of the proposed map. Therefore, the proposed map is consistent with the applicable general plan, and there is no applicable specific plan.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvement of the proposed airspace subdivision is in compliance with the applicable general plan. The Project is consistent with the goals of the General Plan Land Use Element, specifically, Objective 2, which calls for the retention and creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. Further per Section 17.210.020, the corresponding RMD Zone permits five (5) units to be developed on the subject property, based on the allowance of one (1) unit per 1,500 square feet of net lot area. The subdivision improvements will include five (5) new attached residential dwelling units, resulting in two (2) net new residential dwelling units at the site, at a density consistent with the General Plan's Medium Density Multiple Family Land Use designation. The proposed subdivision component of the Project will not increase the number of units allowed on the site, or cause any physical changes or changes to the current overall lot area; the improvement component of the Project will comply with all applicable provisions of the Zoning Code and is a permitted use in the RMD Zone. The addition of two (2) net units will count toward meeting the Regional Housing Needs Assessment (RHNA) allocation for Culver City, and will be consistent with Objective 2 of the Housing Element, which encourages opportunities

for developing a variety of housing types while protecting the character and stability of existing neighborhoods. Therefore, the design and improvement of the proposed subdivision is consistent with the applicable general plan, and there is no applicable specific plan

3. The site is physically suitable for the type of development.

The subject site is a rectangular, generally flat parcel, which measures 51.29 feet in width by 151.99 feet in depth for a total of 7,795 square feet, and is located within the RMD Zone. Therefore, the site conforms to the minimum lot dimensions and minimum lot area required per Zoning Code Section 17.210.020, as noted above, and is absent of physical or topographic constraints. The proposed development consists of five (5) attached residential dwelling units with subterranean parking, and is consistent with allowable density and development standards of the subject zone. The site is accessible by means of the existing sixty (60) foot wide public right-of-way, Tilden Avenue, and is served by necessary utilities. Therefore, the subject site is physically suitable for the proposed residential development.

4. The site is physically suitable for the proposed density of development.

As noted above, the site measures a total of 7,795 square feet and conforms to the minimum required lot dimensions and lot area. The proposed development consists of a five (5) unit dwelling structure at a density of one (1) unit per 1,500 square feet of net lot area, as allowed by the applicable RMD Zone development standards. The site is physically suitable and of sufficient size to construct five (5) dwelling units and provide the required off-street parking, circulation, open space, setbacks, and related improvements. The proposed condominium subdivision will not result in a change to the allowable density or to the size or dimensions of the overall development site.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed subdivision is only of airspace and not of actual land parcels, and is designed in conformance with all required Zoning Code standards. The subject site is located in an existing urbanized area, and consists of land already improved with multi-family residential development, such that the proposed five (5) unit residential Project will result in a net increase of two (2) dwelling units. Further, there is no known fish or wildlife habitat on the subject site or surrounding area. Therefore, the proposed condominium subdivision and improvements will not cause any damage to any fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

1 The proposed Tentative Tract Map subdivision will not cause any known serious public
2 health problems. The design of the proposed condominium subdivision is in
3 compliance with the development standards of the RMD Zone. It has also been
4 conditioned that the subdivision and proposed improvements must be in compliance
5 with all applicable federal, state, and local codes and statutes, as well as all conditions
6 of approval required by reviewing City divisions/departments such as Fire Prevention
7 Division, Building and Safety Division, and Engineering Division. Further, the site
located in an urbanized setting and is developed with a three (3) unit residential
structure, and the proposed use is a five (5) unit residential structure in the form of a
condominium subdivision. Therefore, the improvements remain residential and are
unlikely to cause any known serious public health problems.

- 8 **7. The design of the subdivision or the type of improvements will not conflict with**
9 **easements, acquired by the public at large, for access through or use of, property**
10 **within the proposed subdivision, or alternate easements, for access or for use, will**
11 **be provided, and will be substantially equivalent to ones previously acquired by the**
12 **public.**

13 The proposed Tentative Tract Map is for the purpose of creating airspace lots for a
14 condominium subdivision and per the map provided there are no on-site easements.
15 Furthermore, the proposed design and the on-site and off-site improvements will not
16 conflict with any existing and/or proposed easements. Public right-of-way access and
17 placement of utilities will not be affected or impaired by the proposed condominium
18 subdivision.

19 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
20 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,
21 in accordance with the California Environmental Quality Act (CEQA), finding the Project will
22 not result in significant adverse environmental impacts; and (2) approves Administrative Site
23 Plan Review, P2016-0041-ASPR, and Tentative Tract Map No. 74021, P2016-0041-TTM,
24 subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated
25 herein by this reference.

26 APPROVED and ADOPTED this 8th day of June, 2016.
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KEVIN LACHOFF - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

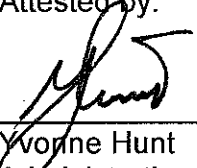

Yvonne Hunt
Administrative Secretary

EXHIBIT A
RESOLUTION NO. 2016-P005
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3961 Tilden Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the five (5) unit residential condominium project (the "Project"), for the property located at 3961 Tilden Avenue (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	The southerly perimeter plantings and plantings in the roof deck planters shall be of a species and quantity sufficient to provide screening for preservation of privacy. The plantings shall be specified on the landscape and irrigation plans,	Planning	Special	

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GENERAL				
	subject to approval of the Planning Manager.			
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	The project shall be developed pursuant to, and at all times be in compliance with, CCMC Section 17.400.105 - "Residential Uses - Multiple-Family Residential Standards".	Planning	Special	
11.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
12.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
13.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
14.	The existing Tilden Avenue parkway shall be landscaped and irrigated to the satisfaction of the City's landscape architect and arborist. One new street tree shall be planted having a minimum 36" box size and be of a species as directed by the City Engineer. The irrigation shall be connected to the private on site	Public Works	Special	

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GENERAL				
	irrigation system. The property owner shall be responsible for the future maintenance of the parkway landscaping, including the street tree. A parkway landscape and irrigation plan shall be submitted directly to the Engineering Division for review, approval, and permitting.			
15.	The existing drive approach shall be removed and reconstructed with curb, gutter, sidewalk, and parkway landscaping, and the existing sidewalk along the project's frontage with Tilden Avenue shall be removed and reconstructed to the satisfaction of the City Engineer.	Public Works	Special	
16.	The full width of Tilden Avenue, along the project's frontage, shall be reconstructed by grinding the existing asphalt by a minimum of two inches and repaving to the satisfaction of the City Engineer. Drainage devices, concrete curb and gutter, sidewalk, drive approach, and roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.	Public Works	Special	
17.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
18.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
19.	Trash enclosure(s) shall be provided for the project and shall each have a minimum inside dimension of 10 feet x 12 feet plus an additional 40 square feet for each additional bin above two	Public Works/ Fire/ Planning	Standard/ Special	

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GENERAL				
	(2), with the final size and number of bins based on the project's approved Trash/Recycling Management Plan and compliance with AB 939, AB 1826, and AB 341 waste diversion goals. The trash enclosure shall be constructed with swing gates with a minimum clear opening of 10 feet, a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall, a 6 inch thick concrete slab graded with 1% slope towards the opening for drainage, and a side access door for daily trash disposal, and 6-1/2 feet overhead clearance or as determined by Environmental Programs and Operation Division Manager or his/her designee. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosure(s).			
20.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
21.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	

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GENERAL				
22.	A full coverage Fire Sprinkler System per the 2013 NFPA Standard 13, as well as fire extinguishers of a size in compliance with CFC Chapter 9, shall be provided for the project. All fire sprinkler equipment shall be unobstructed and discernable.	Fire	Special	
23.	A fire alarm system and offsite reporting system in compliance with 2013 NFPA 72 and 2013 CA Fire Code Chapter 9 shall be provided for the project.	Fire	Special	
24.	A KNOX Box and key switch system for all motorized and fixed gates, doors and access points shall be provided; a minimum of three sets of keys for access to all common areas and rooms shall be provided.	Fire	Special	
25.	A concrete pad including walkway shall be provided at and under the Fire Department Connection and the Double Detector Check Assembly	Fire	Special	
26.	A building address that is viewable and legible from the public way shall be provided during construction and prior to final inspection and issuance of the certificate of occupancy.	Fire	Special	
27.	All non-residential spaces shall be identified with signage.	Fire	Special	
28.	All fascia materials, faces and top of walls, parapets and other similar structures shall be constructed of solid materials; foams and other soft materials shall not be used.	Fire	Special	
29.	All paths of egress shall be a minimum 1 hour rated. All doors as part of the path of egress of common areas shall swing in the direction of egress (common stairways); exterior paths of egress may be unrated.	Building	Special	
30.	All garages shall be one hour rated to all other areas. Each unit shall be one hour rated to	Building	Special	

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GENERAL				
	every other unit. All UL details shall be provided for all floor, wall, ceiling, etc., one hour ratings and all proposed rated penetration details			
31.	Any walls within five (5) feet of any property line shall be one hour rated with 45 minute openings.	Building	Special	
32.	Any utilities shall be placed underground or enclosed within the building construction; no overhead utilities shall be permitted. The owner shall be responsible for coordinating such placement and for all associated fees.	Building/ Planning	Standard	
33.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq. A Culver City CalGreen and Culver City Green Building Program Tier 1 checklist shall be provided on the construction permit drawings.	Building	Standard	
34.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
35.	Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	
36.	An accessible route shall be provided from the public sidewalk to the front entrance of each unit.	Building	Special	
37.	The tentative parcel map shall expire three (3) years after approval by the Planning Commission.	Public Works	Special	
38.	The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California and submitted to the Los Angeles County Department of Public Works for review and approval. A duplicate copy of the first plan check submittal shall be submitted to the Engineering Division along with the required	Public Works	Special	

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GENERAL				
	administrative fee.			
39.	The final parcel map shall be submitted to the Los Angeles County Department of Public Works for review and approval of the technical aspects of the map.	Public Works	Special	
40.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
41.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
42.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project.	City Attorney	Standard	

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	The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.			
43.	The Applicant shall modify the plans to illustrate the provision of a lockable vehicular entry door/gate at the driveway entrance to the subterranean garage; the dimensions, design, and specifications of said door/gate shall be in compliance with applicable code requirements and subject to approval by the Planning Manager. The approved vehicular entry door/gate shall be installed prior to issuance of the Certificate of Occupancy or Final Inspection.	Planning	Special	
44.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
45.	Two (2) sets of the On-Site Improvement/Grading Plans, prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval, and permitting. Among other things, the On-Site Improvement/Grading Plan shall include detailed drainage and grading of the site indicated by topographical lines and spot elevations, and indicate all proposed and existing utilities. This plan shall be approved prior to the issuance of the building permit.	Public Works	Special	
46.	Concurrent with the submittal of the On-Site Improvement/Grading Plans, two (2) sets of Off-Site Improvement Plans, prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements along the Public Right of Way. The Off-Site Improvement Plan shall include all proposed improvements off site,	Public Works	Special	

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	detailed off-site drainage systems, all existing utilities and their point of connections, and proposed sewer and storm drain lines (if any).			
47.	An erosion control plan shall be prepared by a registered civil engineer that incorporates Best Management Practices for the control of storm water and non-storm water from discharging from the site during construction. This plan shall be part of the On-Site Improvement Plan.	Public Works	Special	
48.	This project is subject to the City's Sewer Facility Charge, which shall be paid prior to the issuance of building permits or any construction permits issued by the Engineering Division.	Public Works	Special	
49.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
50.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
51.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of	Building	Standard	

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	the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.			
52.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification	Planning/ Public Works	Standard	

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	of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.			
53.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
54.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
55.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring,	Building	Standard	

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	foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).			
56.	A project pre-construction meeting shall be held prior to the issuance of the building permit; the project field superintendent shall be required to attend.	Building	Special	
57.	The construction contractor shall schedule a pre-construction meeting with the Public Works inspector and shall submit a construction schedule.	Public Works	Special	

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DURING CONSTRUCTION				
58.	During all phases of construction, a temporary "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, project superintendent, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official. The sign shall also specify the allowed hours of construction, and the safety gear mandatory for all staff on site.	Building/ Planning	Standard	
59.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
60.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector and Public Works Inspector.	Building/ Public Works	Standard	
61.	A temporary screened construction fence shall be provided on all sides of the property for the duration of construction. Construction activities shall not encroach onto any neighboring property for the duration of construction.	Building	Special	

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DURING CONSTRUCTION				
	Construction activities shall be carried out such that there is no damage to any neighboring property during construction.			
62.	Any temporary sidewalk or street closing shall gain approval of the Culver City Engineering Division. No projections over the public right-of-way will be permitted without approval from the Culver City Engineering Division.	Building	Special	
63.	During construction priority shall be given to any Culver City Inspector.	Building	Special	
64.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.	Building	Standard	
65.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
66.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	
67.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
68.	Hours of construction shall be limited to the following: 8:00 AM to 6:00 PM Monday through Friday; and 9:00 AM to 6:00 PM Saturday. Construction is prohibited on Sundays and	Building/ Public Works	Standard/ Special	

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DURING CONSTRUCTION				
	National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.			
69.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Applicant and/or Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
70.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as	Building/ Planning	Standard	

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	approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
71.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
72.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
73.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
74.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
	large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.			
75.	All trucks and construction-related vehicles driving to the job-site shall obtain Culver City haul route permits from the Culver City Public Works Department Engineering Division.	Building/ Public Works	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
76.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on April 7, 2016 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
77.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.	Planning/ Parks	Standard	
78.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be	Cultural Affairs	Standard	

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	satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.			
79.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	
80.	Prior to final inspection and issuance of a certificate of occupancy, documentation demonstrating that the owner and future HOA have an established service maintenance program in compliance with the 2013 CA Fire Code Chapter 9, Section 901 and the fire department regulations shall be provided to the City.	Fire	Special	
81.	All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set on the centerline of Tilden Avenue to indicate the intersection of the prolongation of the project's northerly property line with this street. Each monument shall be tied to at least four (4)	Public Works	Special	

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	points, with lead and tags, and centerline tie notes filed with the Engineering Division			
82.	The final map shall be recorded prior to the issuance of a Certificate of Occupancy.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
83.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on June 8, 2016, excepted as modified by these Conditions of Approval.	Planning	Standard	
84.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
85.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about	All	Standard	

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ON-GOING				
	compliance.			
86.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
87.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	